

## WARRANTY DEED

**Know all Men by these Presents,**

004112

**That** I, PATRICIA M. SAUCIER of the City of Waterville,  
County of Kennebec and State of Maine,

in consideration of one dollar (\$1.00) and other good and valuable  
considerations,

paid by PETER L. HUARD

TRANSFER  
TAX  
PAID

whose mailing address is 36 Central Avenue, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said PETER L. HUARD, his

heirs and assigns forever,

ALL MY UNDIVIDED ONE-HALF ( $\frac{1}{2}$ ) INTEREST IN AND TO A CERTAIN LOT  
OR PARCEL OF LAND together with the buildings and improvements  
erected thereon, situate, lying and being in the City of Waterville,  
County of Kennebec and State of Maine and bounded and described  
as follows, to wit: -

BEING part of Lot Number One (1) on a Plan of Lots of Frank Bannigan,  
Waterville, Maine, dated January 27, 1941, made by Harry E. Green,  
C.E., and on file at the Kennebec County Registry of Deeds, to which  
Plan reference is hereby made, and further bounded and described as  
follows:

BEGINNING at an iron pin on the west side of Central Avenue in said  
Waterville at the southeast corner of Lot Number Two (2) on said  
Plan; thence southerly on the west line of said Central Avenue,  
56.5 feet to the intersection of said Central Avenue and Park Ave-  
nue; thence in the southwesterly direction, a distance of seventy  
(70) feet to an iron pipe in the ground; thence in a northerly di-  
rection in a line parallel with said Central Avenue and along the  
easterly line of land of Ada Barrows to the southerly line of Lot  
Number Two as aforesaid, it being land of Bertha Murray Randall;  
thence in an easterly direction along the southerly line of land  
of the said Bertha Murray Randall, seventy (70) feet, more or less,  
to the point of beginning on said Central Avenue.

MEANING AND INTENDING hereby to convey the easterly seventy (70)  
feet of Lot Number One (1) on said Plan.

BEING the same premises conveyed to the said Grantor and Grantee  
herein under and by virtue of a certain Warranty Deed in Joint  
Tenancy from Joan A. Barrows dated October 3, 1986 and recorded as  
aforesaid in Deed Book 3035, at Page 3.

THE SAID PREMISES hereby conveyed are subject to a certain mortgage thereof made by the said Grantor and Grantee herein, respectively, to Kingfield Savings Bank dated October 3, 1986, and securing the payment of the sum of twenty-six thousand six hundred dollars (\$26,600.00), which mortgage was duly assigned by the said Kingfield Savings Bank to Maine State Housing Authority by Assignment dated October 27, 1986 and recorded as aforesaid in Book 3070, at Page 239, and the said Grantee hereby assumes and agrees to pay the balance due on said Mortgage Deed as assigned as a part of the above mentioned consideration, said mortgage being recorded as aforesaid in Book 3035, at Page 6.

..... my hand and seal this tenth day of the month of March, A.D. 19 88.

Signed, Sealed and Delivered

in presence of

*Ronald M. Roy*

*Patricia M. Saucier*

Patricia M. Saucier

State of Maine, County of Kennebec,

ss:

March 10, 19 88.

Then personally appeared the above named

Patricia M. Saucier

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Ronald M. Roy*

Notary Public  
Attorney at Law



Printed Name, Ronald M. Roy

RECEIVED KENNEBEC SS.

My Commission Expires:

October 3, 1993

1988 MAR 11 PM 2:33

ATTEST: *Theresa B. Brown*  
REGISTER OF DEEDS